

Community Development Committee

Meeting date: July 16, 2018

For the Metropolitan Council meeting of July 25, 2018

Subject: Livable Communities Demonstration Account Transit-Oriented Development Pre-Development and Tax Base Revitalization Account Transit-Oriented Development Site Investigation Grant Recommendations

District(s), Member(s): All

Policy/Legal Reference: Minnesota Statute §473.253

Staff Prepared/Presented: Paul Burns, Manager, Livable Communities, (651) 602-1101

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council (1) award one Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grant for \$25,500 and two Tax Base Revitalization Account Transit-Oriented Development Site Investigation grants totaling \$55,849, as follows, and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Recommended Projects	Applicant	LCDA-TOD Predevelopment
Downtown YMCA Re-Imagination	City of Saint Paul	\$25,500
Total Requested		\$25,500
Total Available		\$125,000
Total Remaining		\$99,500
Recommended Projects	Applicant	TBRA-TOD Site Investigation
Northwest University & Dale	City of Saint Paul	\$28,924
Capitol Professional Office Building Redevelopment	City of Saint Paul	\$26,925
Total Requested		\$55,849
Total Available		\$125,000
Total Remaining		\$69,151

Background

Advancing Transit Oriented Development (TOD) along existing and emerging transitways is a priority of the Metropolitan Council. The Livable Communities Demonstration Account (LCDA) and Tax Base Revitalization Account (TBRA) TOD grant categories support development activities in identified TOD areas. The Council adopted the 2018 Livable Communities Act TOD guidelines, criteria, schedule, and evaluation process as part of the 2018 Livable Communities Fund Distribution Plan ([2018-94](#)) on April 11, 2018. The Fund Distribution Plan specifies a one-step staff evaluation process for TOD Pre-Development and Site Investigation grants. An evaluation team of staff from Community Development and Metro Transit evaluate applications.

Rationale

On May 31, 2018, the Council received one application for the spring round of LCDA-TOD Pre-Development funding, and two applications for the spring round of TBRA-TOD Site Investigation funding. The staff evaluation concluded that all three applications met the minimum scoring threshold to be recommended for funding. Further detail is represented in the attached Review Record.

Thrive Lens Analysis

Projects that leverage our infrastructure investments by helping increase densities and provide a mix of uses further the Thrive Stewardship Outcome.

Projects that redevelop and increase density, especially near transit stations, further the Thrive Prosperity outcome of “Encouraging redevelopment and infill development across the region.”

Projects that help produce jobs near transit further the Thrive Equity outcome of “using our influence and investments to build a more equitable region.”

Projects located near transit and that include a mix of housing and jobs further the Thrive Livability outcome of “Aligning resources to support transit-oriented development and walkable, urban places.”

Funding

As outlined in the Fund Distribution Plan, the Council will have two rounds of LCDA-TOD Pre-Development and TBRA-TOD Site Investigation funding in 2018, with \$125,000 available for Pre-Development and \$125,000 available for Site Investigation grants in each round. Staff is recommending funding one LCDA-TOD Pre-Development application for \$25,500, and two TBRA-TOD Site Investigation applications for a total of \$55,849. After funding the recommended projects, a balance of \$99,500 remains in the LCDA-TOD Pre-Development grant program and \$69,151 remains in the TBRA-TOD Site Investigation program. The remaining balances in both grant programs are reserved for the fall round of LCDA-TOD Pre-Development, TBRA-TOD Site Investigation, and the regular TBRA funding opportunities as provided for in the Fund Distribution Plan.

Known Support / Opposition

Each applicant community submitted a resolution of support. There is no known opposition to the applications recommended for funding.

Review Process

The Council issued a notice of funding availability in April 2018 following adoption of the 2018 Annual Livable Communities Fund Distribution Plan. Staff held meetings to familiarize applicants with the LCA-TOD process and criteria.

Three total applications were submitted as shown in Table 1. Staff conducted an initial review for completeness and eligibility. An interdivisional staff team used Council-approved criteria to evaluate the applications in the following categories: housing, transit accessibility, walkability, ridership, jobs, TOD design, readiness, and partnerships. All applications met the 54-point minimum score. Full funding is being recommended for all requests.

Table 1: Application Scoring Summary

Project	Applicant	Points (100 pts. Possible)	LCDA-TOD Predevelopment		TBRA-TOD Site Investigation	
			Amount Requested	Amount Recommended	Amount Requested	Amount Recommended
Downtown YMCA Re-Imagination	City of Saint Paul	64	\$25,500	\$25,500	\$0	\$0
Northwest University & Dale	City of Saint Paul	77	\$0	\$0	\$28,924	\$28,924
Capitol Professional Office Building Redevelopment	City of Saint Paul	65	\$0	\$0	\$26,925	\$26,925
Total Recommended				\$25,500		\$55,849
Total Available				\$125,000		\$125,000
Total Remaining				\$99,500		\$69,151

Projects Recommended for Funding

Project summaries for projects recommended for funding are on the following pages.

Project Summary

Grant #
Type: TOD Pre-Development
Applicant City of Saint Paul
Project Name Downtown YMCA Re-imagination
Project Location Green Line – Central Station
Council District District 13 – Richard Kramer

Project Detail	
Future Development Project Overview	The YMCA is looking to relocate its downtown branch to the plaza and podium level of the Osborn 370 (former Ecolab) building. The move provides an opportunity to revitalize a key block and corner in downtown Saint Paul, better serving existing and future members and enhance this key corner across from the Green Line Central Station.
Jobs (FTEs)	24.6 retained
Total housing units	0
Comments/ Demonstration value	<ul style="list-style-type: none"> • Redevelopment of challenging sites into a multi-use TOD • Potential to catalyze additional redevelopment in this area • Will strengthen development and connections between downtown and transit station.
Funding	
Requested amount	\$25,500
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by the end of the grant term
\$10,500	Site plan analysis
\$9,000	Financial modeling and pro forma
\$6,000	Analysis and development of stormwater management plans
\$25,500	Total

Project Summary

Grant #
Type: TOD Site Investigation
Applicant City of Saint Paul
Project Name Northwest University and Dale
Project Location Green Line – Dale Street Station
Council District District 14 – Jon Commers

Project Detail	
Future Development Project Overview	The Northwest University & Dale project is a community inspired, mixed-use development which will include a business incubator, professional offices, a small business entrepreneur training center and affordable housing units.
Jobs (FTEs)	24
Total housing units	50-60
Comments/ Demonstration value	<ul style="list-style-type: none"> • Redevelopment of this corner enhances pedestrian environment and public realm. • Addition of retail and business incubator space will further activate this area and help build community wealth. • Public realm improvements and additional users will enhance connection to transit station and ridership.
Funding	
Requested amount	\$28,924
Previous LCA funding	2017 LCDA-TOD \$1,450,000
Use of funds	
Amount	Uses to be completed by the end of the grant term
\$12,325	Phase II Environmental Site Assessment
\$7,500	Hazardous Materials Assessment
\$4,539	Response Action Plan
\$4,560	Abatement Plan
\$28,924	Total

Project Summary

Grant #
Type: TOD Site Investigation
Applicant City of Saint Paul
Project Name Capitol Professional Office Building Redevelopment
Project Location Green Line – Capitol/Rice
Council District District 14 – Jon Commers

Project Detail	
Future Development Project Overview	The project reactivates and cleans up a vacant property, and will provide 92 microunits to this neighborhood, diversifying housing options and bringing new residents to the area.
Jobs (FTEs)	2
Total housing units	92
Comments/ Demonstration value	<ul style="list-style-type: none"> • Building improvements would provide greatly enhanced pedestrian environment and public realm. • Public realm improvements and additional users will enhance connection to transit station and ridership. • Diversification of housing type and affordability to neighborhood.
Funding	
Requested amount	\$26,925
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by the end of the grant term
\$1,800	Phase I Environmental Site Assessment
\$14,775	Phase II Environmental Site Assessment
\$4,875	Hazardous Materials Assessment
\$2,850	Abatement Plan
\$2,625	Response Action Plan Development
\$26,925	Total